

**PLACER COUNTY
REDEVELOPMENT
AGENCY**

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North Auburn Redevelopment Project Area

***Sustaining
Community
Revitalization***

Five Year Implementation Plan 2007–2012



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**PLACER COUNTY
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**An implementation
plan addresses the
following**

- **Goals and objectives
of the Project Area**
- **Potential projects
and programs**
- **Explains how the
Agency's programs
and projects will
eliminate blight**
- **Estimates tax
increment revenue
and projected
expenditures**
- **Reports on the
Agency's production
of affordable housing
units and expenditures**
- **Defines the Agency's
ten year housing plan**



Executive Summary

The Redevelopment Agency of Placer County (Agency) was formed in April 1991 pursuant to California Health and Safety Code Section 33000 et seq. A five member board, which also serves as the Placer County Board of Supervisors, governs the Agency. The purpose of the Agency is to eliminate blight and mitigate impediments to development by supporting infrastructure upgrades, real property improvements, and enhancing development opportunities within the redevelopment project areas. In addition, the Agency is charged with increasing and improving the supply of affordable housing.

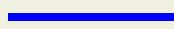
On June 24, 1997, the Agency Board adopted the North Auburn Redevelopment Plan (Redevelopment Plan) to establish the North Auburn Redevelopment Project Area (Project Area). The Project Area is divided into two main communities: North Auburn Area primarily parallels the State Route 49 highway between Nevada Street and Joeger Road, and the Bowman Area primarily parallels Interstate 80 between Russell Road and Mobil Road. The first five year implementation plan was approved by the Agency Board in 2002. This new implementation plan covers the period from May 22, 2007 to May 21, 2012.

In accordance with California Redevelopment Law, all redevelopment agencies must adopt an implementation plan every five years after the initial redevelopment plan adoption. An implementation plan must contain the Agency's goals and objectives for the Project Area, an identification of projects and programs planned for the next five years to address the goals and objectives, a description of blight in the Project Area and how the Agency's planned activities will help to eliminate blight and satisfy affordable housing production requirements.

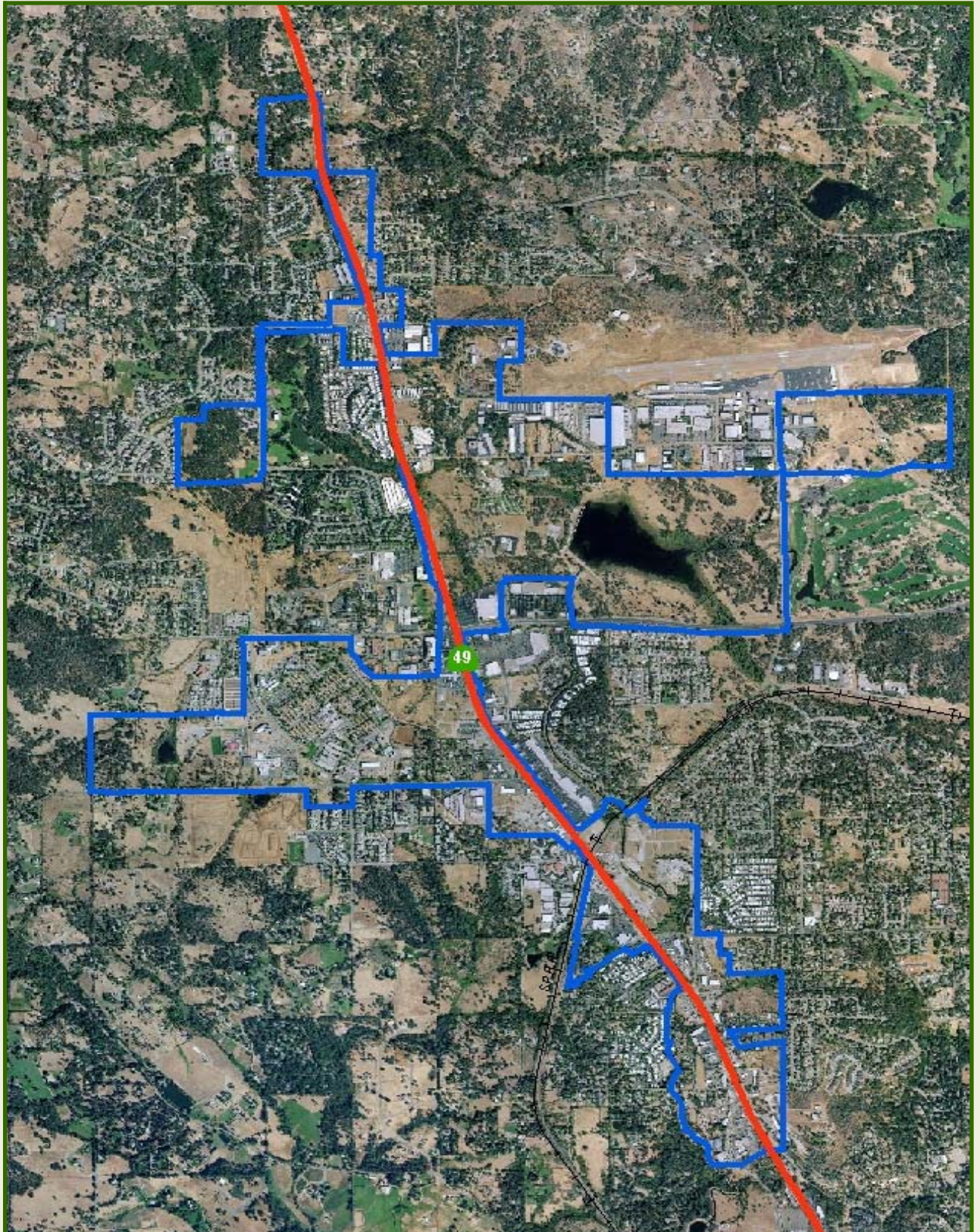
The Project Area was created to address substandard commercial development, improve inadequate infrastructure, support new development, increase and improve the supply of affordable housing, and remove other impediments to private investment and private improvement within the Project Area.



The Project Area Highway 49

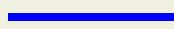


Project Area Boundary

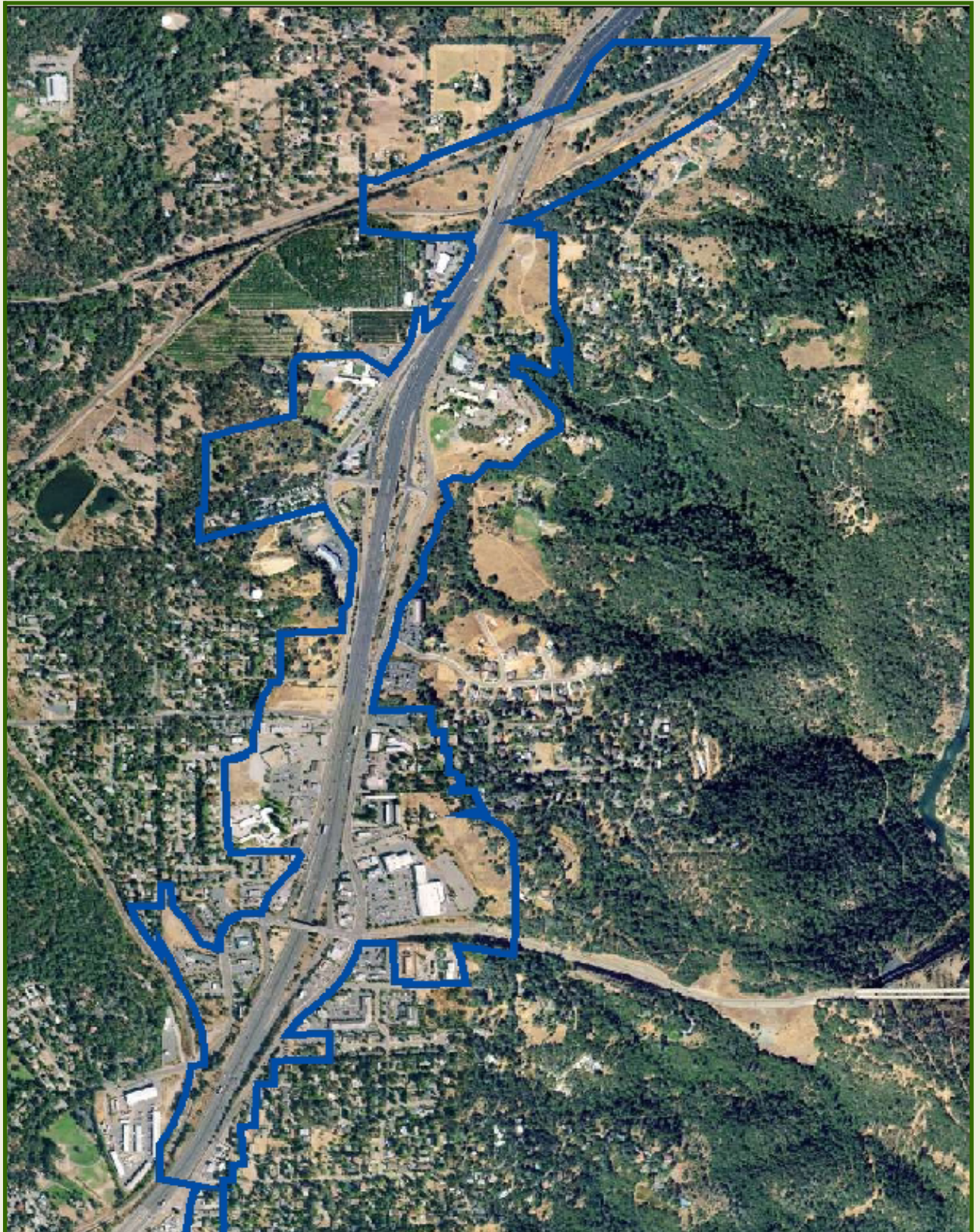


The Project Area

North Bowman



Project Area Boundary

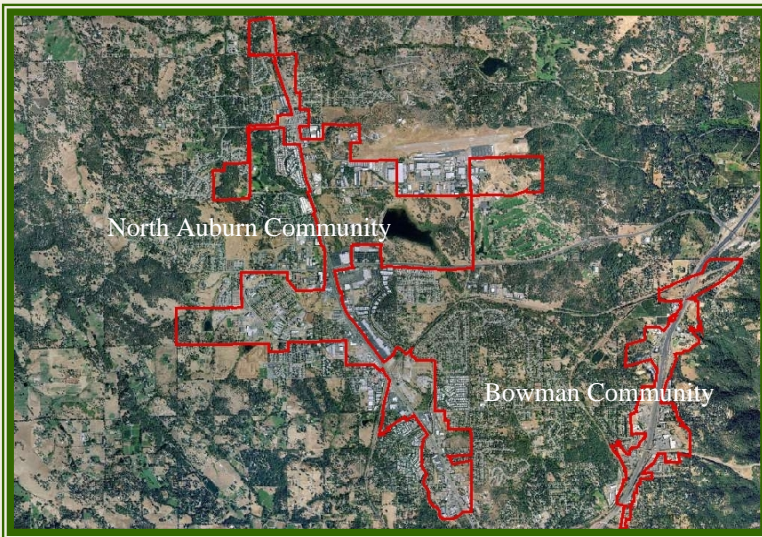


Project Area Characteristics

The Agency adopted the Redevelopment Plan for the Project Area on June 24, 1997. The Project Area is comprised of the two communities of Bowman and Highway 49/North Auburn encompassing approximately 2,734 acres.

The majority of uses in the 260 acre Bowman area are commercial and industrial, with some hotels and professional office uses flanking the I-80 freeway and scattered throughout the district. The eastern portion of the Bowman area contains a limited number of residential units and open space areas. A map indicating the Bowman area is included under Attachment A.

The Agency has invested more than \$7,000,000 to improve and beautify the Highway 49 corridor, upgrade sewer systems, improve circulation, and serve business expansion.



The Highway 49/North Auburn area consists of 2,474 acres and generally follows along State Highway 49 between Nevada Street and Joeger Road. The majority of uses in the northern section of the Highway 49/North Auburn area include residential areas that comprise both rural and higher density developments as well as varied mixes of commercial and professional office space. The eastern section includes largely industrial and open space as

well as some commercial uses. A riparian drainage area is located at the northern tip of the Highway 49 area just north of Joeger Road.

According to the 2000 Census, the Project Area and the immediately adjacent parcels have an estimated population of less than 5,000. The Project Area is located entirely within the Auburn/Bowman Community Plan for Placer County.

Existing Blighting Conditions

Odd, irregular, and undersized lot configurations still exist in the Project Area, combined with public improvement deficiencies which impede the development or redevelopment of blighted properties within the Project Area. Blighting conditions that were noted at the time of adoption of the Redevelopment Plan and still in existence today include:

- ✓ Deteriorated Buildings
- ✓ Physical conditions that limit the economic viability and use of lots and buildings
- ✓ Incompatible uses
- ✓ Lots of irregular shape, inadequate size, and under multiple ownership
- ✓ Lack of neighborhood commercial facilities
- ✓ High rate of business vacancies
Low lease rates
Abandoned buildings
Vacant lots
- ✓ Depreciated and stagnant property values
Impaired investments
- ✓ Inadequate public infrastructure coupled with other blighting influences

In 2007, Marie Jones Consulting completed a North Auburn Market and Commercial Study which focused on identification of market conditions needed to strengthen the Highway 49 retail sector and the Bowman area hotel and tourist serving businesses. The study concluded that “overall, Highway 49 auto dealers, service stations and general merchandise stores perform exceptionally well for a community of this size, indicating that Highway 49 effectively attracts consumers ... for destination shopping.”

The study also noted that the Bowman community is a well known launching point for tourists entering the Gold County and the high Sierras. A recent traffic count at the Bowman/Interstate 80 interchange counted 2,800 vehicles per hour entering Bowman from Interstate 80 on a Friday evening. Bowman’s commercial sector primarily services this visitor population and is largely comprised of gas stations, hotels, and restaurants.

While the study notes many positive influences and trends within the Project Area, the study also reinforces the need for redevelopment within the Project Area by noting that key challenges within these communities include: a lack of large underutilized parcels available for redevelopment; substandard and outdated exterior buildings fascias along with lower quality signage and frontage treatments along the main retail corridors; and, lastly, substandard transportation and other public infrastructure facilities.

The Agency will continue to support a range of programs and projects to promote sustainable community revitalization within the communities of Highway 49/North Auburn and Bowman. Projects such as beautification of the Highway 49 corridor, business improvement loans and forgivable façade loans for commercial and retail establishments are key focuses of the Agency of the next five years. In addition, the Agency will continue to support opportunities to provide affordable housing for very low, low, and moderate income households.



Creating Community Character

Sustaining community revitalization efforts means creating that sense of community where various mixes of development exist with each other to sustain an energetic and lively neighborhood that defines a “place” within the community. Creating that sense of “place” is one of the key goals of the Agency.

The communities of North Auburn and Bowman are distinctly different in character. North Auburn is known for its strong retail corridor while Bowman provides the area’s moderately priced hotel accommodations and related services.

In November 2006, the Agency allocated \$2,000,000 in tax allocation bond funds to improve the Highway 49 Sewer Siphon and Bowman lift station. These improvements will prevent the overflow of raw sewage during heavy rain events along Highway 49 and remove impediments to infill development by increasing wet weather capacity in the sewage collection system.



There are several projects in the Placer County Planning Department entitlement permit processing pipeline that will continue revitalizing the Highway 49 and Bowman communities from both an economic and housing perspective. In the Bowman area, the proposed development of an independent living facility and a 100,000 square foot motel are in the planning process. In the Highway 49 area, several projects which are in the environmental review stage would provide up to 21,000 square feet of retail space, 51,660 square feet of commercial space, and up to 177 residential housing units. In addition, a significant project beginning in Spring 2007 is the new Home Depot located at the intersection of Highway 49 and Willow Creek Road. The Auburn Plaza project on Highway 49 between Luther Road and New Airport Road is also now beginning construction. The project is being undertaken as an Agency/private property owner participation partnership under an Owner Participation Agreement. It will provide 70,000 square feet of new commercial and retail space to support the needs of the growing community. A new health spa development is also proposed adjacent to the Auburn Plaza project on Highway 49.

Significant revitalization activities in the early stages promise to contribute to sustainable and viable neighborhoods. New retail, commercial, and residential development will provide additional services, increased retail selection, and more housing choices for the community. The Implementation Plan work program outlines various programs and projects which will support the revitalization efforts within the Project Area and address current blighting conditions.



Redevelopment Plan Goals

The Redevelopment Plan goals provide the overall approach to implementing the redevelopment program and promoting community revitalization efforts. They serve as a guide for the Agency's activities over the next five years. The goals assist the Agency in addressing blighting influences that impact ability to successfully develop within the Project Area. They include:

- The elimination of blighting influences and the correction of environmental deficiencies;
- The assembly of land into parcels more suitable for modern, integrated development with improved pedestrian, bicycle, and vehicular circulation;
- The replanning, redesign, and development of underutilized or poorly developed areas;
- The provision of opportunities for participation by owners and tenants in the revitalization of their properties;
- The strengthening of highway-serving and tourist-oriented retail and other commercial functions in the Project Area;
- The strengthening of the economic base of the Project Area by redevelopment and rehabilitation of structures and installation of needed site improvements;
- The expansion of employment opportunities;
- The expansion of opportunities for improved visual quality of commercial areas and enhanced scenic opportunities of surrounding natural areas; and
- The expansion and improvement of housing for low and moderate-income persons.



The Redevelopment goals support the elimination of blighting conditions as defined within California Redevelopment Law at the time of adoption of the Project Area and continuing until today.



Financial Update

Financial Update



After adoption of the Project Area in 1997, program and project activities were initially focused on studies, marketing, and other planning efforts that would provide a more strategic focus of redevelopment investment within the Project Area. In 2004, the County received a \$35,000 planning and technical assistance grant from the State of California, Housing and Community Development, Community Development Block Grant (CDBG) program to conduct a Business Retention and Expansion Study focusing along the Highway 49 corridor. The study indicated that the North Auburn area "...is growing, but traffic congestion, aging facilities, a lack of commercial office and light industrial space, and competitive forces from Rocklin and Roseville pose a major challenge ..." The study identified key development project sites in strategic commercial gateways and nodes which would help define the area and increase economic opportunity. The study also noted that development of specific project sites would help anchor the area and be a catalyst for increased economic revitalization.

The Agency's major funding source is tax increment revenue. Over the last five years, the Agency saw an increase in tax increment revenue from the Project Area due in large part to increased investment and real estate appreciation from the recent overall housing market boom . The following chart shows tax increment revenue generated over the last five years as well as a breakdown of revenues distributed to outside taxing agencies through mandatory "pass throughs" , and remaining net housing and commercial and public infrastructure program tax increment revenue.

North Auburn Redevelopment Project Area Historical Tax Increment Revenue (\$000s Omitted)					
<i>Fiscal Year</i>	<i>2001-02</i>	<i>2002-03</i>	<i>2003-04</i>	<i>2004-05</i>	<i>2005-06</i>
Gross Revenues	\$544	\$560	\$669	\$872	\$1218
(Pass Through and Administration Fees)	(\$125)	(\$129)	(\$152)	(\$200)	(\$285)
Net Housing Set-Aside Tax Increment	\$111	\$116	\$137	\$178	\$243
Net Commercial Tax Increment	\$308	\$315	\$380	\$494	\$689

From fiscal year 2001-02 to fiscal year 2005-06, the Project Area generated net housing set-aside revenue of \$785,000 and net tax increment revenue available for the commercial development and public infrastructure program of \$2,186,000. Tax increment revenue is stated net of pass through payments to various outside agencies. Redevelopment agencies are required by law to deposit not less than twenty percent (20%) of the gross tax increment generated in a project area into a special fund to be used for qualified very low, low, and moderate income housing programs. This fund is commonly referred to as the “housing set-aside fund”. Pursuant to State Assembly Bill 1290 (AB 1290), redevelopment agencies are also required to make payments to affected taxing entities such as school districts, fire districts, etc. from tax increment generated in the project area. These payments are commonly referred to “pass through payments.” The pass throughs are based upon a three tiered formula and are made after the redevelopment agency deposits monies into its housing set-aside fund.

Housing set-aside funds generated over the last five years were largely used to support home buyer assistance and housing rehabilitation programs. Commercial development and public infrastructure funds were used to support such projects as: the environmental studies for Auburn Plaza, a façade loan for the Magnussen auto dealership and rehabilitation planning for the visitors center in Bowman. The Agency retained an unreserved cash balance of \$25,000 of housing set-aside funds and a balance of \$680,000 of commercial development and public infrastructure tax increment funds as of June 30, 2006.

One of the key financial accomplishments over the last implementation plan period was the issuance of tax allocation bonds. Both the housing program and commercial development and public infrastructure program were provided significant cash infusions. The bond proceeds made available for the commercial and public infrastructure program were \$3,220,000 and the bond proceeds made available for the affordable housing program were \$881,000. The Agency does not anticipate issuing another series of tax allocation bonds during this Implementation Plan period.

The following chart provides a breakdown of anticipated gross tax increment revenue for fiscal year 2006-07 and the Implementation Plan period as well as a breakdown of projected revenues to be distributed for administrative fees to outside taxing agencies as mandatory “pass throughs” and the remaining net housing program and commercial and public infrastructure program tax increment revenue.

North Auburn Redevelopment Project Area Projection of Tax Increment Revenue Fiscal Year 2007-2012 (\$000s omitted)						
<i>Fiscal Year</i>	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Gross Tax Increment Revenues	\$1,239	\$1,264	\$1,289	\$1,315	\$1,341	\$1,368
Administrative Fees	(\$25)	(\$25)	(\$26)	(\$26)	(\$27)	(\$27)
Pass Through	(\$247)	(\$282)	(\$287)	(\$292)	(\$298)	(\$304)
NetHousing Set-Aside Tax Increment	\$248	\$252	\$257	\$263	\$268	\$273
Net Commercial Tax Increment	\$719	\$705	\$719	\$734	\$748	\$763

A 2% annual growth assumption was used for the projections of gross tax increment revenue. The projections are relatively conservative, particularly in comparison to the higher growth rates seen in recent years in the local real estate market. However, these lower rates were used because of the observed recent slowdown in the real estate market as well as the unknown factors which may come into play during the five-year Implementation Plan period.

The six-year total projected tax increment revenue available for the affordable housing set-aside fund is \$1,561,000 while \$4,388,000 is projected to be available to support the commercial development and public infrastructure program. Housing set-aside funds and net general tax increment available for the commercial development and public infrastructure program will largely go toward supporting debt service payments related to the 2006 tax allocation bond issuance as well as to cover Agency administration and monitoring costs.

The Implementation Plan work program outlines potential projects and programs that will continue to foster revitalization efforts in the Project Area. Redevelopment activities must be carried out within the timelines and financial limits set by the Redevelopment Plan. Key among these timelines and limits are the following:

Debt Establishment Deadline	6/24/2017
Project Area Term Limit	6/24/2028
Debt Repayment Deadline	6/24/2043
Bond Debt Limit	\$50,000,000

Financial Focus— Commercial Development & Public Infrastructure

Financial Focus— Commercial Development & Public Infrastructure

This Implementation Plan contains the Agency's commitment and proposed strategy to address the blighting conditions in the Project Area over the next five years. Since the Project Area's formation, the Agency has been positioning its funds and resources to undertake a targeted approach to meet the challenges posed by the Project Area. As a result of the studies and surveys developed during the startup period of the Project Area, the Agency has the necessary tools and direction to implement much needed high priority projects to effectuate redevelopment goals within the Project Area.

Financing for the proposed Commercial Development and Public Infrastructure work plan combines cash balances on hand with proceeds received from the 2006 tax allocation bond as well as other outside funding sources. As of June 30, 2006, the Agency had \$680,000 in unreserved tax increment cash balance on hand to contribute toward the Commercial Development and Public Infrastructure Program. The Agency received \$3,220,000 in tax allocation bond funds for the Project Area Commercial Development and Public Infrastructure Program. These two sources of funds combined total \$3,900,000.

During fiscal year 2006-07 as well as the period of this five year Implementation Plan, the Agency anticipates generating up to \$4,388,000 in net general (non-housing set-aside) tax increment funds. The majority of these funds will be used to support the debt service obligations related to the 2006 tax allocation bond issuance and Agency administration and monitoring costs. In addition, during this time period the Agency anticipates receiving additional funds from various other outside sources, including California Infrastructure Bank, federal CDBG funds administered by the California Department of Housing and Community Development, developer contributions, and other sources. During fiscal year 2006-07, the Agency successfully applied for and received a California Infrastructure Bank Loan in the amount of \$1,500,000 for the development of various right-of-way improvements in the vicinity of Highway 49 and Hulbert Way and associated with the development of the Auburn Plaza commercial shopping center project. The loan is intended to be serviced by annual non-housing set-aside tax increment revenue from the Project Area. In addition, during fiscal year 2006-07, the Agency also

successfully applied for and received approval for a CDBG grant in the amount of \$1,890,000 for installation of the public improvements associated with the Auburn Plaza project. In May 2007, the Agency will consider a proposed Owner Participation Agreement for the Auburn Plaza project. Through this agreement, it is proposed that the project developer contribute an additional amount of approximately \$400,000 for the public improvements associated with this project.

No other CDBG, California Infrastructure Bank, or other outside funding sources are specifically identified or committed for Agency projects in the Project Area at this time. However, the Agency anticipates that future project and funding proposals may arise during the five year Implementation Plan time period.

A summary of the Commercial Development and Public Infrastructure program sources and uses for projected expenditures is noted below. This table includes current obligations of tax increment, bond proceeds, California Infrastructure Bank, CDBG, and developer proceeds revenue to specific projects (e.g. Sewer Siphon, Highway 49 Improvements, Auburn Plaza Project Improvements) as well as projected expenditures for yet to be determined needs for Developer assistance, Planning and Design, and Hazardous Waste Cleanup. If the Agency receives additional outside grants, loans, or contributions or if the Agency's cumulative tax increment revenue exceeds bond debt service and administration need, the overall projected funding could increase.

Revenue Sources	
Current Tax Increment Cash Balance	\$680,000
2006 Bond Proceeds	\$3,220,000
CDBG	\$1,890,000
I-Bank Loan	\$1,500,000
Developer Contributions	\$400,000
Total	\$7,690,000

Expenditures	
Infrastructure Projects	
- Sewer Siphon	\$2,000,000
- Highway 49 Beautification	\$1,200,000
- Auburn Plaza Road Improvements	\$3,790,000
Developer Assistance	\$400,000
Planning and Design	\$100,000
Hazardous Waste Cleanup	\$200,000
Total	\$7,690,000

Financial Focus— Housing

Financial Focus— Housing

California redevelopment agencies are required by law to deposit not less than twenty percent (20%) of the gross tax increment generated in a project area into a special fund to be used only for qualified very low, low, and moderate income housing programs. This fund is commonly referred to as the “housing set-aside fund”. Pursuant to AB 1290, redevelopment agencies are also required to make payments to affected taxing entities such as school districts, fire districts, park districts, etc. from tax increment generated in the project area. The tax sharing payments or “pass throughs” are based on a three tiered formula and are made after the redevelopment agency allocates monies to a housing set-aside fund.

The total amount of annual housing set-aside funds projected to be received by the Agency over fiscal year 2006-07 and the next five years is \$1,561,000. These monies will largely support debt service payment requirements related to the 2006 housing tax allocation bond issue as well as the administration and monitoring costs of the Agency’s Housing program.

A combination of housing program cash balances and bond proceeds totals \$906,000. These funds are planned to be combined with available housing program funds from the Sunset Industrial Redevelopment Project Area to finance new affordable housing development projects and ongoing first time homebuyer assistance and housing rehabilitation assistance programs in the western portion of the County.

Commercial Development & Public Infrastructure Program



Commercial Development & Public Infrastructure— Accomplishments 2002-2007

The following provides a brief overview of the commercial development and public infrastructure projects completed within the Project Area during the last five years. The Agency leveraged redevelopment funds with other outside sources of funding to invest \$3,714,178 into critical redevelopment projects over the last five years.

- The Agency contributed approximately \$45,680 toward public improvements in the Bowman community of the Project Area which supported the installation of a tourist monument sign and associated landscaping located at the intersection of Foresthill Road and Lincoln Way.
- The Agency contributed \$47,200 in redevelopment funds towards a 2004 traffic operations study for the Interstate 80/Auburn Ravine Road-Foresthill Road Interchange. Key findings of the study included design options for a varied reconfiguration of traffic light timing or replacement of the entire overpass. Based on recommendations in the study, a right hand turn lane from Foresthill Road onto Lincoln Way was constructed in Fall 2004, along with striping of traffic lanes and modifications to traffic signal timing.



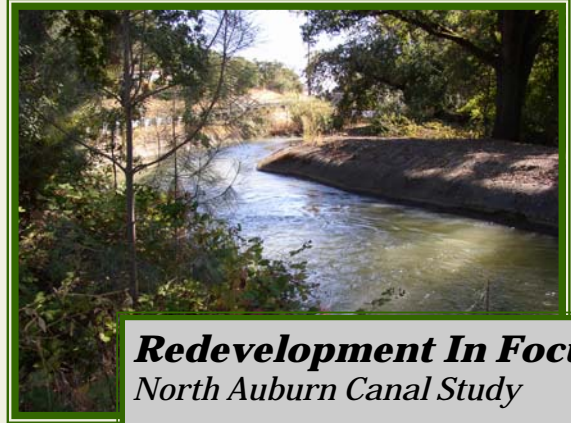
Redevelopment In Focus ***Hulbert Way traffic signal and road improvement project***

In June 2004, a multi-agency cooperative agreement between Caltrans, the City of Auburn, and the County of Placer (County) was approved by the County Board of Supervisors to provide funding for the Highway 49 Safety & Operational Improvement Project (Master Project). In October 2006, Caltrans opened bids for a portion of this Master Project that will include adding southbound right-turn lanes off Highway 49 at Fulweiler Avenue and Palm Avenue and adding a second southbound left-turn lane onto Luther Road. In the Summer 2007, the County is expected to open bids for the Hulbert Way traffic signal and area of benefit project which will complete the remaining portion of the Master Project by adding acceleration and deceleration lanes along Highway 49 from Luther Road to New Airport Road. In addition, a traffic signal will be added at Hulbert Way to support access into developable properties and improve the overall circulation along Highway 49.

- The Agency contributed \$15,000 to the Placer County Visitors Council to facilitate the development of a main street program.
- The Agency funded a \$3,680 contract with Downtown Resources to assist with the formation of a business improvement district in the Bowman area. As a result of this contract, the Sierra Gateway Business Association formed a 501(c)(6) not for profit corporation to assist in the main street endeavors.
- The Agency funded architectural services totaling \$8,988 for the California Welcome Center to improve the exterior of the center with landscaping, resurfacing the parking lot, new signage, construction of two pergolas, and overall enhancement of the building façade.
- The Agency provided a \$97,431 forgivable façade loan to Magnusson Dodge, Inc., which assisted with façade improvements including signage, installing brick false fronts, architectural features, and a new entrance.
- The Agency provided a forgivable façade loan in the amount of \$15,592 to Boards “N” Motion, a snowboard retailer located in the Bowman area, to reconfigure and replace the building’s roofline and repaint with a color that met the County’s design guidelines.
- In 2005, the County received a grant from the State of California Housing and Community Development Department through their CDBG program to support the Hulbert Way traffic signal and road improvement area of benefit project which will provide turn lanes, a traffic signal and road widening along Highway 49 from Luther Road to new Airport Road. The grant totaled \$1,888,397 and is managed by the Agency.
- In 2006, the Agency received a \$1,500,000 loan from the State of California Infrastructure Bank to provide gap financing for the Hulbert Way traffic signal and road improvement project. An additional amount of approximately \$400,000 is planned to be provided by a developer contribution associated with a proposed Owner Participation Agreement for the Auburn Plaza project which is scheduled to be considered by the Agency Board in May 2007. The total Hulbert Way project cost is expected to be approximately \$3,800,000. Construction is scheduled to begin late Summer 2007. The project will support 70,000 square feet of new commercial and retail development in the Auburn Plaza development along the Highway 49 corridor and will facilitate future development of other adjacent vacant, blighted, and under-utilized parcels.
- In 2006, the Agency entered into a \$57,210 contract with Marie Jones Consulting to conduct a market demand and commercial study focusing on the Highway 49/

North Auburn and Bowman communities. The study identified key strengths of each community's business district and recommended strategies to parlay these strengths into revitalized development along the main commercial and hotel corridors.

- In 2006, the Agency completed on behalf of the County, a \$35,000 Planning and Technical Assistance grant from the State of California Housing and Community Development Department which funded the North Auburn Canal Study (Study). A more detailed description of the Study is described adjacent.



Redevelopment In Focus ***North Auburn Canal Study***

The North Auburn Canal Study (Study) was funded by a \$35,000 Planning and Technical Assistance Grant from the State of California, Housing and Community Development Community Development Block Grant Program. The Study identified commercially zoned properties within the Project Area that are impacted by canals, in addition, the Study provided information for impacted parcel owners on options available for water containment, including construction methods and standards for canal encasement with associated preliminary cost estimates. The Nevada Irrigation District, Placer County Water Agency, and Pacific Gas and Electric Company operate miles of open canals within the Project Area that impact development.

Commercial Development & Public Infrastructure— The Next Five Years *2007-2012*

While the Redevelopment Plan goals formulate an overall approach for implementation of needed revitalization efforts, the implementation strategy in this Plan also serves as a more focused guide for the Agency's work program, activities and expenditures. However, the Implementation Plan does not approve any specific expenditures, programs or projects. Individual project funding and implementation decisions will be made on a case-by-case basis.

The Agency has accumulated a level of funds over the last Implementation Plan period that enables the Agency to finance the construction of several public improvement and highway projects.

The following delineates the Agency's work plan over the Implementation Plan period to facilitate the elimination of blighting influences and contribute to the overall community revitalization within the North Auburn and Bowman areas.



Infrastructure Improvements

The Agency will continue to focus on supporting the design and construction of streets, streetscape improvements, sewers, storm drains, landscaping, lighting, irrigation, water improvements, and repair and undergrounding of utilities. The Agency will also enhance transportation and traffic facilities, and provide support for gateway and community identity signage.

The following projects have been identified in the Agency's work plan over the Implementation Plan period which total a projected \$6,990,000 investment in infrastructure improvements.

- ◇ *Auburn Plaza Project*—\$3,790,000 from a combination of California Infrastructure Bank, CDBG, and developer proceeds have been allocated to fund public improvements adjacent to the Auburn Plaza Commercial Center Project at Highway 49 and Hulbert Way.
- ◇ *Highway 49 beautification*—\$1,200,000 in redevelopment bond funds have been allocated toward the design and construction of improvements along Highway 49 which will beautify and enhance the commercial corridor and reflect a sense of arrival into the heart of the Highway 49 district.
- ◇ *Highway 49 siphon and sewer improvements*—\$2,000,000 in redevelopment bond funds have been allocated toward the study, design and construction of sewer improvements and siphon that will benefit the Project Area by preventing overflow of raw sewage during heavy rain events and removing impediments to infill development by increasing wet-weather capacity in the sewage collection system.



Developer Assistance

The Agency will support programs and services which assist desirable new developments. The Agency anticipates investing approximately \$400,000 in various Developer Assistance programs. These programs include support for business improvements loans or grants, support for non profit organizations which facilitate with business marketing and outreach efforts, support for program and/or projects which provide funding for building improvements, expansion, seismic improvements, graffiti abatement, accessibility improvements, business assistance services, business façade loans or grants, renovation of existing buildings and construction of commercial, retail or industrial buildings. The Agency will continue to expand support for key business community partnership programs, studies, and other marketing efforts as well as continue its efforts to revitalize the Project Area.

Planning and Design

In the upcoming years, the Agency will continue to support programs and services assisting developments. Tools the Agency may use to support such developments include business improvement loans or grants, support for nonprofit organizations which encourage business marketing and outreach efforts, and support for projects or programs which provide financial assistance for building improvements, seismic improvements, graffiti abatement, accessibility improvements, business assistance services, business façade loans or grants, renovation of existing buildings and construction of new commercial, retail or industrial buildings. The Agency anticipates contributing up to \$100,000 over the Implementation Plan period toward this program.

Hazardous Waste Cleanup

The Agency may assist in the funding of hazardous waste cleanup and site preparation to effectuate redevelopment efforts on key redevelopment opportunity sites within the Project Area. The Agency anticipates contributing approximately \$200,000 over the Implementation Plan period for these costs.

Administration and Monitoring

The Agency will continue to contribute resources toward administration and monitoring of the commercial development and public infrastructure program as well as provide technical assistance to prospective developers and other County of Placer departments working on projects that support the Project Area redevelopment goals.





The Housing Program



The Housing Program— Accomplishments 2002-2007

Under California Redevelopment Law, the Agency sets aside 20% of total tax increment funds to increase and improve the supply of affordable housing. The Project Area housing set-aside funds have been primarily used within the Project Area, with more limited assistance going to projects in the nearby unincorporated areas. Activities supported by the housing set-aside funds included providing housing rehabilitation loans, providing loans for land and/or construction of new affordable housing, and providing matching funds for state and federal HOME Investment Partnership Program (HOME), CDBG, California Housing Finance Agency (CalHFA), and Housing Enabled by Local Partnerships programs or other similar outside sources of funding. The following describes accomplishments made by the Agency in achieving its goal of increasing or improving the supply of affordable housing.



- The first time homebuyer assistance program and housing rehabilitation program were partially financed by the Agency leveraging a total of \$167,079 in housing set-aside funds to receive a total of \$1,184,579 in HOME funds during this period. Sunset Industrial Redevelopment Project Area housing set-aside funds also contributed to this program.
- In November 2002, the County adopted an inclusionary housing ordinance that applies to Section 15.65 of the County Planning Code for residential projects within the Project Area. The ordinance indicated that fifteen percent (15%) of all new residential construction within the Project Area must be made affordable to very low, low, and moderate income households.
- In August 2004, a study of potential affordable housing sites was completed. The study included an analysis of a system to evaluate potential site constraints and opportunities which supported affordable housing development. Conceptual site plans were developed for two sample sites; one in North Auburn and one in Granite Bay. The Agency utilized \$4,735 in housing set-aside funds as a match for a \$35,000 CDBG Planning and Technical Assistance grant to fund the study.

- In August 2005, the Agency, working on behalf of the County, recorded a non-financial density bonus regulatory agreement for Atwood Village, a 16 unit rental housing complex in Auburn. Two of the 16 units were required to be affordable to very low income households pursuant to government code section 65915 and Section 17.54.120(B)(2)(b) of the County Code.
- A loan in the amount of \$191,200 was made to the Silverbend project for land acquisition at the end of Silverbend Way, the boundary of the Bowman area of the Project Area. The original affordable plan was for 72 units of rental housing. To settle litigation brought against the project by some adjacent property owners, the developer/landowner agreed to build 66 condominiums. Ten of these ownership units will be affordable and 56 will be sold at market rate.
- The Agency is overseeing a \$32,500 contract between Pacific Municipal Consultants and Placer County. Pacific Municipal Consultants will conduct a survey of affordable housing incentives, identify new housing incentives, and evaluate the feasibility of an infill incentive program in the unincorporated areas of Placer County. The study is funded with a CDBG Planning and Technical Assistance grant.



Redevelopment In Focus ***Affordable Housing Lottery***

On November 17, 2006, the Agency organized the lottery of 15 affordable single family detached residences in the North Auburn area. The single family homes are being constructed by Morrison Homes as a condition of their Placer County subdivision approval. The homes will begin to be available for occupancy in late summer 2007. This is the first in what is expected to be several other opportunities for affordable housing homeownership or rental opportunities within the unincorporated Placer County area. These homes are being restricted for twenty years at the low-income affordability levels. This is one of many examples of the Agency staff assisting developments with affordable housing opportunities.

Housing Program— The Next Five Years *2007-2012*

The Agency anticipates utilizing previously issued housing bond funds to support the construction of at least one affordable housing development in the western region of the unincorporated Placer County. It is anticipated that the funds will support the construction of new affordable housing opportunities. The following provides a detailed work program to address the Project Area goal to provide financial assistance for the preservation, improvement, and development of affordable housing in areas outside of the Project Area.

New Construction

The Agency plans to promote new very low, low and moderate income housing opportunities and work with developers to provide gap financing to construct new affordable rental or ownership units. The Agency will issue a notice of funding availability of up to \$2,000,000 to solicit proposals for the development of new affordable rental or ownership units in western Placer County. Non-profit or for profit developers can partner on housing projects in the unincorporated areas of the County. Monies from the Project Area annual housing set-aside funds and bond funds will be pooled with other sources of funding to issue the Notice of Funding Availability. The Agency anticipates using approximately \$200,000 in Project Area bond proceeds and housing set-aside funds to support this program.

If the Agency assists a rental housing project that qualifies for other sources of affordable housing funds, this is the optimal “leverage” of Agency housing dollars. The Agency may assist up to a maximum of 31 affordable rental units. In a homeownership development, the Agency anticipates supporting up to 8 affordable units at a maximum subsidy of \$150,000 per unit.



Housing Rehabilitation

The Agency will utilize housing set-aside funds for its housing rehabilitation program which provides low interest loans of up to \$150,000, to correct health and safety hazards, replace dilapidated houses, increase energy conservation, and extend the useful life of an owner-occupied or affordable rental home. This program extends the useful life of homes occupied by low or moderate income households and improves the quality of the neighborhoods. The Agency may also partner in the financing for the rehabilitation or reconstruction of existing developments or preserve existing affordable units whose affordable covenants are otherwise set to expire.

Mixed-Use Housing Development

The Agency will assist in the financing of the affordable housing units in mixed-use developments to create affordable housing opportunities in combination with commercial or retail developments.

Technical Assistance

The Agency offers developer incentives for the provision of affordable housing. This program offers a varying degree of services which may include technical assistance, planning studies, and application assistance for outside affordable housing funds such as CDBG, HOME, Multi-family Housing Program, CalHOME, BEGIN, Federal Low Income Housing Tax Credits, etc.

Homeownership

The Agency's homeownership program currently makes loans to qualified homebuyers of up to \$150,000 in order to purchase a home. These loans act as down payment assistance financing. Single family detached homes, town homes, and condominiums are eligible under this program to qualified buyers. Opportunities for first time homebuyers are limited due to the high median home price in Placer County, which as of November 2006 was \$445,000. With down payment assistance loans, the average low income household can afford homes under \$300,000.

Affordable Housing Administration and Monitoring

The Agency will continue to assist the County's Planning Department with Housing Element compliance as well as implementation of affordable housing requirements established on new developments. The Agency will contribute resources toward administration and monitoring of affordable housing programs and other affordable housing units required by the County in and near the Project Area.

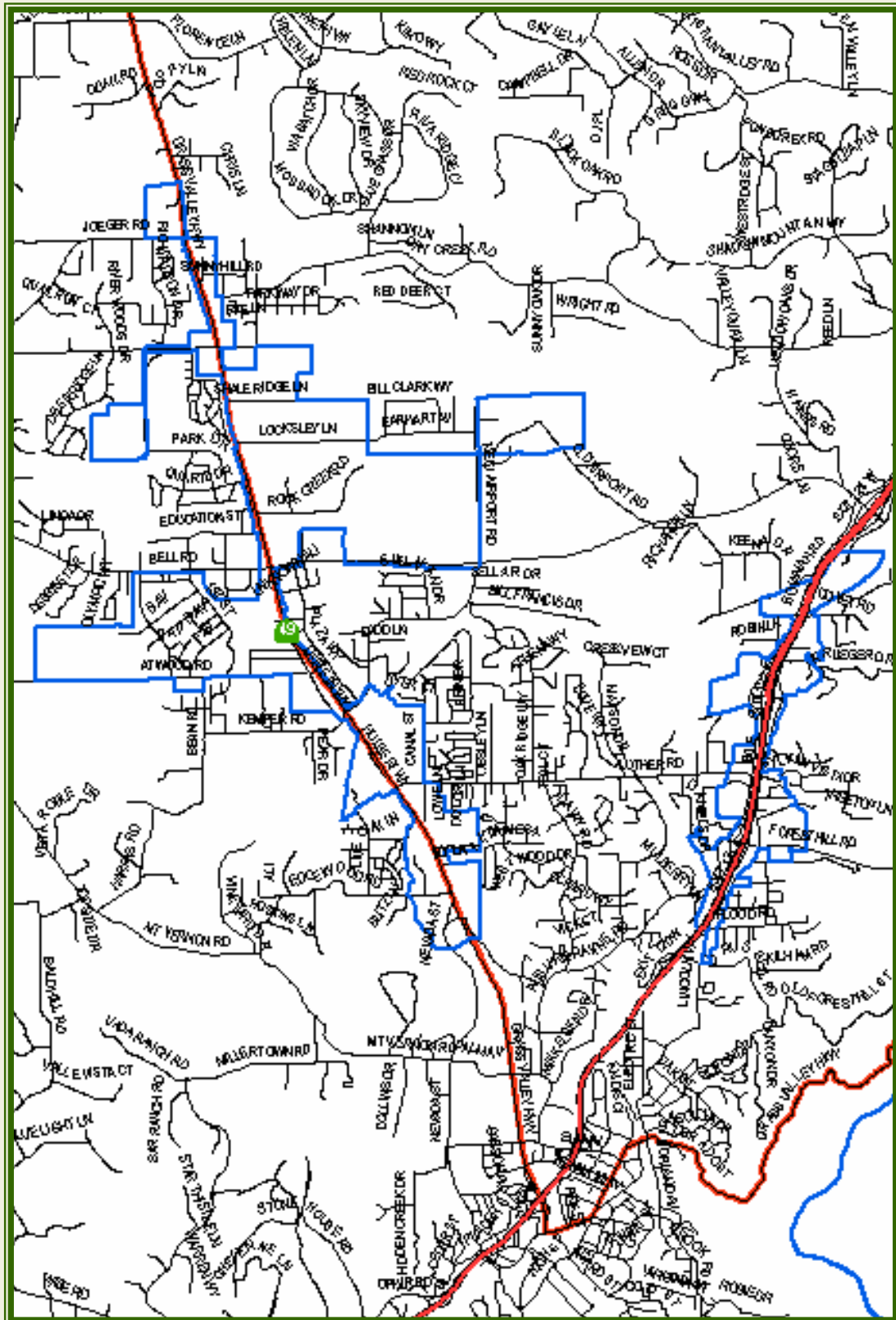
The six key elements of the Housing Program are: Homeownership, New Construction, Housing Rehabilitation, Mixed Use Development, Technical Assistance, and Affordable Housing Administration and Monitoring.

The Agency-wide housing set-aside bond issuance in 2006 included \$881,000 attributed to the Project Area. This amount, coupled with \$25,000 in cash balances as of June 30, 2006, are available to support various housing programs throughout the County. It is estimated that the majority of these funds will be used to support the construction of new affordable housing, either rental or homeownership, within the unincorporated western County. Depending on whether the Agency supports new rental affordable housing opportunities or new homeownership opportunities, the Agency may assist between 8 and 31 affordable housing units. The future annual housing set-aside funds collected over the next five years will largely support debt service requirements for the 2006 tax allocation bonds and administration costs.

Appendix A

Project Area Map

North Auburn Redevelopment Project Area



Appendix B

Ten Year Housing Plan



Appendix B— Ten Year Housing Plan

Pursuant to the requirements of Section 33413(b)(4) and 33490(a)(2) and 33490(a)(3) of California Redevelopment Law, the Implementation Plan contains the Agency's Ten Year Housing Plan which delineates the Agency's obligations under California Redevelopment Law to increase and improve the supply of affordable housing.

Targeted Income Housing Expenditures

Pursuant to Health and Safety Code Section 33334.12, a redevelopment agency is required to calculate the excess surplus of housing set-aside monies at the beginning of each fiscal year. Excess surplus is calculated using the unencumbered balance at the beginning of the reporting year. That beginning unencumbered balance is compared to the greater of either \$1,000,000 or the aggregate of the previous four fiscal years. As of July 1, 2006, \$25,000 was the unencumbered balance available in the Project Area's housing set-aside funds, which is less than \$1,000,000 and less than the aggregate of the four previous fiscal year's housing set-aside fund receipts. Therefore, the Project Area is considered by State Code to have no excess surplus funds.

For the fiscal year 2006-07 and the next five years, it is projected that the Project Area will receive an additional \$1,561,000 in housing set-aside funds as detailed in the table on page 15. Future housing set-aside funds will largely go toward debt service requirements related to the August 8, 2006 housing bond issuance. The August 8, 2006 housing bond issuance generated \$881,000 in housing bond funds to be used toward improving or increasing the supply of affordable housing. These funds along with \$25,000 cash balance on hand are projected to be used as gap financing for the construction of new affordable housing within the unincorporated western County. The Agency projects that \$906,000 will be available over the next five years to assist between 8 and 31 affordable units outside the Project Area, depending on whether the Agency supports a new multifamily rental housing project or supports single family homeownership programs. The following chart details the Agency affordable housing assistance goals over the life of the Implementation and Redevelopment Plan periods.

NORTH AUBURN REDEVELOPMENT PROJECT AREA AFFORDABLE HOUSING ASSISTANCE GOALS			
Year	Program	Estimated Housing Set-Aside Expenditure	Estimated Number of Units Assisted
2007 / 2008	New Multifamily Construction Housing Homebuyer Assistance Housing Rehabilitation	N/A \$150,000 N/A	N/A 1 N/A
2008 / 2009	New Multifamily Construction Housing Homebuyer Assistance Housing Rehabilitation	\$906,000 N/A	N/A 3 N/A
2009 / 2010	New Multifamily Construction Housing Homebuyer Assistance Housing Rehabilitation	N/A N/A	N/A N/A
2010 / 2011	New Multifamily Construction Housing Homebuyer Assistance Housing Rehabilitation	N/A N/A	N/A N/A
2011 / 2012	New Multifamily Construction Housing Homebuyer Assistance Housing Rehabilitation	N/A N/A	N/A N/A
TOTAL		TOTAL ASSISTANCE \$1,056,000	TOTAL ESTIMATED NUMBER OF UNITS ASSISTED: 4 TO 31 UNITS

Most Agency assistance for homebuyers and rehabilitation in the western County will come from the Sunset Housing Set-Aside. See the Affordable Housing Goals in the Sunset Industrial Implementation Plan.

NORTH AUBURN REDEVELOPMENT PROJECT AREA TEN YEAR ASSISTANCE GOALS AND END OF THE PLAN GOALS			
Year	Type	Estimated Number of Units	Estimated Expenditure
2007 to 2012	Single Family or Multifamily	8—31	\$906,000
2012 to 2017	Single Family or Multifamily	10-35	N/A
2017 to 2028	Single Family or Multifamily	20-60	N/A
TOTAL		38-126	

Health and Safety Code Section 33334.4 requires that over the ten year period covered by implementation plans, the Agency spend housing set-aside funds for moderate, low and very-low income persons and families, in at least the same proportion as the number of units needed, that each of those groups bear to the total units needed for moderate, low and very-low income persons and families as determined within the community's adopted Housing Element. In addition, the Agency is to expend money for housing avail-

able to all persons regardless of age, in at least the same proportion as the population less than 65 years of age.

The County's Housing Element delineates the Regional Housing Needs Allocation based upon calculations adopted by the Sacramento Area Council of Governments (SACOG). SACOG assigns to a city or county its Regional Housing Needs Allocation, which allocates to a city or county its fair share of the regions projected housing needs by household income / group over the five year planning period for each jurisdictions housing element. The Regional Housing Needs Plan covers a period of 7.5 years.

The County of Placer's regional housing need as determined by SACOG encompasses the entire unincorporated County's housing need. The breakdown of targeted income expenditures for the Project Area shall follow the following percentages:

Household Type	MINIMUM PERCENTAGE OF EXPENDITURES
Very Low	26.2%
Low	20.8%
Moderate	20.8%

From 2002 to 2007, the Agency expended monies on projects in the following categories:

HOUSEHOLD TYPE	AMOUNT	PERCENT
Very Low	\$82,164	22%
Low	\$167,079	45%
Moderate	\$123,246	33%
Total	\$372,489	100%

The requirement to expend funds in proportion to the regional housing need was required by State Law effective January 2002. California law allows a redevelopment agency to achieve full compliance under this category by December 2014. The Agency shall continue to spend housing set-aside funds in proportion to the need in order to be in compliance with this law by December 2014.

Effective January 2002, state law requires housing funds to be spent in proportion to the population under the age of 65. According to the 2000 Census, Placer County's unincorporated area population was 100,725 and the senior population over 65 was 13,349. Consequently no less than 87% of the housing fund monies should be expended on projects assisting those under the age of 65. All housing set-aside fund monies during this period were expended on housing units not restricted to those over 65 years of age.

Production Plan Requirements

Section 33413(b) of California Redevelopment Law indicates that redevelopment agencies track inclusionary and production housing requirements which require at least 15% of all new and substantially rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than a redevelopment agency shall be available at affordable housing cost and occupied by persons and families of low or moderate income. In addition, not less than 40 percent of these inclusionary dwelling units are required to be available at affordable housing cost to very low-income households and shall be occupied by these persons and families. Pursuant to Section 33334.3 of California Redevelopment Law, housing units funded by redevelopment agency housing set-aside monies are required to have a 45 year or 55 year long-term affordability covenant recorded against the property for either for-sale or rental units respectively.

BREAKDOWN OF AFFORDABILITY LEVELS		
Affordability Category	Percent of Median Income	Maximum earnings for a family of four
Very Low	31% - 50%	\$32,700
Low	51% - 80%	\$52,300
Moderate	81% - 110%	\$78,500

Source: State of California, Housing and Community Development 2006 income limits.

The Agency estimated the total number of units constructed (for sale and rental) within the Project Area over the last five fiscal years utilizing available building permit data. These units were developed by entities other than the Agency. Based upon these figures, the following table summarizes historical inclusionary production obligations and how they have been met along with a project of future production requirements.

FISCAL YEAR 2002 - 2006 PRODUCTION PLAN REQUIREMENTS					
	2002	2003	2004	2005	2006
Residential Units Produced	0	1	9	0	0
Affordable Unit Obligation (15%)	0	0	2	0	0
Very Low Unit Obligation	0	0	1	0	0

In 2001, an Ordinance was adopted by the Placer County Board of Supervisors which indicated that residential developments of 7 units or more set-aside 15% of the units they build as affordable to very low and moderate income households as a condition of approval of the new housing units. This Ordinance links the Agency's affordable housing obligations with residential unit production within the Project Area and ensures long-term compliance with the Production Plan requirements.

No other funding sources were used by the Agency to construct affordable units with long term covenant restricted units (affordable units with covenants of at least 45 years for ownership housing or 55 years for rental housing) within the Project Area. Housing units assisted with other funds had shorter affordability terms.

Construction of residential units from fiscal year 2002 to 2006 indicates a total affordable inclusionary housing obligation of one (1) unit, of which that one (1) unit shall be available at the very low-income level. Actual affordable units produced during this period as well as a projection of future affordable housing production requirements over the ten year housing plan and redevelopment plan life are estimated in the table below.

	TOTAL UNITS PRODUCED	AFFORDABLE HOUSING UNITS REQUIRED		AFFORDABLE HOUSING UNITS ACTUALLY PRODUCED		REMAINING AFFORDABLE HOUSING UNITS REQUIRED		SURPLUS AFFORDABLE HOUSING UNITS PRODUCED	
		Total	Very Low	Total	Very Low	Total	Very Low	Total	Very Low
1997 - 2001	5	2	1	14	14	N/A	N/A	12	12
2002 -2006	9	1	1	0	0	1	1	10	10
2007 –2012 (Projection)	327	50	20	N/A	N/A	39	19	10	10
Redevelop- ment Plan 1997-2028 (Projection)	400	60	24	N/A	N/A	49	23	10	10

Over the next ten years, several projects are slated for development, which shall satisfy the Agency's inclusionary production requirements over the five-year Plan and ten-year Housing Plan period.

California Redevelopment Law also requires that if the Agency constructs and owns housing units, at least 30% of those units must be available at affordable housing cost to persons of low or moderate income. Of this amount, at least 50% of the 30% obligation is required to be available at affordable cost to persons and families of very-low income. No units were developed by the Agency acting as developer and therefore no obligation requiring 30% of the units to be produced as restricted affordable units was produced by the Redevelopment Agency. It is not the Agency's intent to either construct or own units. The Agency's policy is to assist private sector development of these units.

Replacement Housing Requirements

During the previous Implementation Plan period the Agency did not incur a replacement-housing obligation. During the five-year Plan and ten-year Housing Plan period, the Agency does not anticipate that any Agency constructed projects will result in the displacement or removal of housing units, which would trigger a replacement-housing obligation.

Appendix C

Blighting Conditions

Blighting Conditions

California Redevelopment Law requires that the Implementation Plan contain an explanation of how the Project Area goals and program objectives will eliminate blight within the Project Area. California Health and Safety Code, Sections 33030 and 33031 define areas of blight into two categories: Physical and economic development. The following is a listing of each program and/or project and the corresponding Redevelopment Plan and Blighting Condition being addressed with that program and/or project.

PROGRAM OR PROJECT	REDEVELOPMENT PLAN GOAL	BLIGHTING CONDITION ADDRESSED
<i>Commercial Development and Public Infrastructure Program</i>		
Infrastructure Improvements	<p>The elimination of blighting influences and the correction of environmental deficiencies.</p> <p>The assembly of land into parcels more suitable for modern, integrated development with improved pedestrian, bicycle, and vehicular circulation.</p> <p>The replanning, redesign, and redevelopment of underutilized or poorly developed areas, which are underutilized or improperly utilized.</p> <p>The strengthening of the economic base of the project Area by redevelopment and rehabilitation of structures and installation of needed site improvements.</p> <p>The provision of opportunities for participation by owners and tenants in the revitalization of their properties.</p>	<p>Inadequate public improvements or water and sewer utilities.</p> <p>Substandard design, deterioration/dilapidation.</p> <p>Defective design.</p> <p>Faulty/inadequate utilities depreciated property values.</p> <p>High business vacancies.</p> <p>Abnormally low lease rates.</p> <p>Declining retail sale taxes.</p>

Development of Public Facilities	<p>The strengthening of the economic base of the project Area by redevelopment and rehabilitation of structures and installation of needed site improvements.</p>	<p>Inadequate public improvements or water and sewer utilities.</p> <p>Faulty/inadequate utilities depreciated property values.</p>
Hazardous Waste Cleanup	<p>The elimination of blighting influences and the correction of environmental deficiencies.</p> <p>The strengthening of the economic base of the project Area by redevelopment and rehabilitation of structures and installation of needed site improvements.</p>	<p>Physical conditions that limit the economic viability and use of lots/buildings.</p> <p>Unsafe, dilapidated or deteriorated buildings.</p> <p>Lots that are irregularly shaped, inadequate in size, and/or under multiple ownership.</p> <p>Depreciated or stagnant property values and impaired investments.</p> <p>Abnormally high business turnovers, low lease rates and abandoned buildings or vacant lots.</p> <p>Serious lack of neighborhood commercial facilities.</p> <p>High crime rates.</p>

Developer Assistance	<p>The elimination of blighting influences and the correction of environmental deficiencies.</p> <p>The assembly of land into parcels more suitable for modern, integrated development with improved pedestrian, bicycle, and vehicular circulation.</p> <p>The replanning, redesign, and redevelopment of underutilized or poorly developed areas, which are underutilized or improperly utilized.</p> <p>The strengthening of highway-serving and tourist oriented retail and other commercial functions in the Project Area.</p> <p>The strengthening of the economic base of the project Area by redevelopment and rehabilitation of structures and installation of needed site improvements.</p> <p>The expansion of employment opportunities.</p> <p>The provision of opportunities for participation by owners and tenants in the revitalization of their properties.</p> <p>The expansion of opportunities for improved visual quality of commercial areas and enhanced scenic opportunities of surrounding natural areas.</p>	<p>Physical conditions that limit the economic viability and use of lots/buildings.</p> <p>Unsafe, dilapidated or deteriorated buildings.</p> <p>Lots that are irregularly shaped, inadequate in size, and/or under multiple ownership.</p> <p>Depreciated or stagnant property values and impaired investments.</p> <p>Abnormally high business turnovers, low lease rates and abandoned buildings or vacant lots.</p> <p>Serious lack of neighborhood commercial facilities.</p> <p>High crime rates.</p>
Planning and Design	<p>The elimination of blighting influences and the correction of environmental deficiencies.</p> <p>The replanning, redesign, and redevelopment of underutilized or poorly developed areas, which are underutilized or improperly utilized.</p> <p>The strengthening of highway-serving and tourist oriented retail and other commercial functions in the Project Area.</p> <p>The strengthening of the economic base of the project Area by redevelopment and rehabilitation of structures and installation of needed site improvements.</p> <p>The provision of opportunities for participation by owners and tenants in the revitalization of their properties.</p> <p>The expansion of opportunities for improved visual quality of commercial areas and enhanced scenic opportunities of surrounding natural areas.</p>	<p>Incompatible land uses.</p> <p>Lots that are irregularly shaped, inadequate in size, and/or under multiple ownership.</p> <p>Depreciated or stagnant property values and impaired investments.</p> <p>Abnormally high business turnovers, low lease rates and abandoned buildings or vacant lots.</p> <p>Serious lack of neighborhood commercial facilities.</p> <p>Substandard design, deterioration/dilapidation.</p> <p>Defective design.</p>

<i>Housing Program</i>		
New Construction	Provide financial assistance for the development of affordable housing in areas inside and outside the Project Area.	Increase and improve affordable housing opportunities.
Housing Rehabilitation	Provide financial assistance for the preservation of affordable housing in areas inside and outside the Project Area.	Increase and improve affordable housing opportunities.
Mixed use Housing Development	Provide financial assistance for the preservation and development of affordable housing in conjunction with commercial or retail land-use in areas inside and outside the Project Area.	Increase and improve affordable housing opportunities.
Developer Assistance	Provide technical assistance for the preservation and development of affordable housing in areas outside and inside the Project Area.	Increase and improve affordable housing opportunities.
Homeownership	Provide financial assistance for the preservation and development of affordable ownership housing in areas inside and outside the Project Area.	Increase and improve affordable housing opportunities.